



TOWN OF DEWEY-HUMBOLDT
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INSPECTIONS

Site-Built Homes, Garages, Sheds, etc.

This purpose of this policy is to clarify the type of inspections required for various residential structures as specified in the Town of Dewey-Humboldt Administrative Code Section 305.

Effective 7/1/2007:

Footings. Footing inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete footings, any required forms shall be in place prior to inspection. Porta-Jon on site.

Stem wall/grout. Stem wall inspections of masonry or formed concrete walls, shall be made prior to any grout or concrete being placed after the masonry units and required forms are completed and any required reinforcing steel installed, including the installation of any required framing attachments, which shall be secured in the wall.

Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection. Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls shall be inspected after plumbing, mechanical and electrical systems embedded within the walls, and reinforcing steel are in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this code.

Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to slab grade inspection, or at the time of rough-in inspection prior to insulation.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted as per the 2006 International Residential Code

Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub floor. Residential building concrete slab inspections shall include the garage floor.

Exception: Concrete flat work (driveways, walkways, and pads not to be used in connection with a structural component).

Floodplain inspections. For construction in areas prone to flooding, as determined by the Yavapai County Flood Control department, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including the basement.

Roof nailing and exterior braced wall panels. Roof nailing and exterior braced wall panel inspection shall be made after the roof deck sheathing, exterior wall sheathing, and required wall framing attachments are in place and prior to the installation of the roofing material and exterior wall covering. All required wall framing attachments to the foundation and stem wall systems shall be in place.

Moisture barrier. A moisture barrier inspection shall be performed after all flashings, windows, and moisture barrier is installed prior to the installation of any exterior wall covering.

Framing and exterior lath. Framing inspection shall be made after all framing, fire-blocking, windows, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, pipes and ducts are installed. All penetrations through the floor and through the top plate into the attic must be sealed and exterior lath is installed and roof completely dried in with either the roofing material or approved roofing paper. The exterior lath inspection, for stucco wall covering, shall be made at this time.

Energy efficiency inspection. Insulation inspection shall be made after frame and exterior lath inspection and all rough plumbing, mechanical, gas, and electrical systems are approved and prior to covering or concealment. Blown or sprayed roof/ceiling insulation may be verified before final inspection with markers affixed to the trusses or joists and marked with the insulation thickness by one inch (1") inch high numbers. A minimum of one (1) marker provided for each 300 square feet of area with numbers to face the attic access opening. In lieu of an insulation inspection, a certification from the insulation installer may be submitted.

Gypsum board. An inspection shall be made of the gypsum board, interior and exterior, before any joints and fasteners are taped and finished.

Fire-resistant penetrations and fire resistance-rated construction inspection. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wall board joints and fasteners are taped and finished.

Special inspections. For special inspections, see Section 1704 of the 2006 International Building Code.

Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

Manufactured Home

The purpose of this policy is to clarify the type of inspections required for various residential structures as specified in the Town of Dewey-Humboldt Administrative Code Section 305.

GRADING

- If more than 50 CY of earth is moved, a Grading Permit is required.
- If the home or any accessory structures are to be built on fill, engineered compaction is necessary.

FOOTING

- If load-bearing or retaining the foundation plan must be stamped by an engineer and approved by the State Office of Manufactured Housing.
- If non-load-bearing and a block wall is used, it must be 12" into undisturbed soil and have appropriate re-bar.

SET UP INSPECTION

1. Do not build any skirt until the Support Pads have been inspected
2. Have the job specific set-up plans on site and readily available.
3. All Utility yardlines in the test state will be inspected at this time.
4. Set-up Insignia affixed.

SKIRT, RETAINING WALL

1. Retaining wall pre-grout inspection (verticals and bond beam).
2. Ensure screened venting is at least 1 sf for every 150 sf of crawl space, ventilation openings shall be within 3 feet of each corner of the building. IRC408.1
3. All remaining Utility yardlines, in the test state, will be inspected at this time.

FINAL INSPECTION

1. Access to the home is required to check the gas (capped with valve open) and electrical at the interior.
2. At each door a minimum of 36" x 36" platform and appropriate steps secured to the stem wall. IRC 311.4.3
3. House Address Numbers attached to the structure. IRC 321.1
4. Grading completed, 6" fall in 10' slope. IRC 405.1
5. APS will be called with a Clearance after a successful Final Inspection.

Note: Accessory structures (one-story rooms, storage room, patio, porch, garage, carport, awnings, skirting, retaining wall, evaporative cooler, refrigeration A/C unit, solar system, or wood decking) will be inspected per the IRC and IBC. If accessory structures are being built, a Porta-Jon is required on the site at a time of the footing inspection.

PLEASE CALL 24 HOURS PRIOR TO DESIRED INSPECTION.